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NOTIFICATIONS BY GOVERNMENT

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MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT DEPARTMENT (CRDA)

REGULATIONS - AMARAVATI LAND ALLOTMENT REGULATIONS, 2017 – AMENDMENTS – APPROVED

[G.O.Ms.No.89, Municipal Administration & Urban Development (CRDA) Department, 7 th March, 2018]

NOTIFICATION

In exercise of the powers conferred by sub-section (2) of section 19 of the Andhra Pradesh Capital Region Development Authority Act, 2014 [Act No.11 of 2014], the Government hereby approve the following amendments to the Amaravati Land Allotment Regulations, 2017 issued in G.O.Ms.No.229, MA & UD (CRDA.2) Department, dated: 15.6.2017.

AMENDMENT

In regulations 6 of the said Regulations, -

I. in sub – regulation 6.1.1, for the words “and commercial uses”, the words commercial and social infrastructure uses”. Shall be substituted.

II. for sub regulation 6.4, the following shall be substituted, namely, -

“**6.4 Quality Based Selection**: The Authority may use any of the two variants of this method of allotment:

6.4.1 Variant 1: Competitive Bidding process with Technical and Financial bids:

6.4.1.1 The Authority may use this Method of Allotment

6.4.1.1.1 Where it intends to allot land/plots for Economic, Social and Infrastructure Development objectives or any combination thereof.

6.4.1.1.2 Where the applicant/bidder is large but not unique.

6.4.1.1.3 Where quality of the Applicant is paramount and there are multiple potential applicants.

6.4.1.1.4 Where the market price vis-à-vis the merits of the Applicants is not determinable.

6.4.1.2 Marketing Booklet: The Marketing Booklet shall in addition to the contents given in these Regulations also include the following:

6.4.1.2.1 The Marketing Booklet in this case shall ask for relevant information from the Applicant regarding the applicant’s present strengths in financial terms, technical terms and the ability to carry out the project.

6.4.1.2.2 The Marketing Booklet may also prescribe the minimum eligibility criteria for the allotment of land. For example, financial (e.g., annual turnover of the company) and technical (e.g., past experience of the applicant, number of years in operation and so on).

6.4.1.2.3 The Booklet shall also indicate the developmental goals for the property in terms of numbers of jobs created, total investment, phasing of employment etc.,

6.4.1.3 Applications shall be scrutinized on objective criteria as mentioned in the Marketing Booklet. All the applicants shall be listed in the order of merit determined by the score in the valuation.

6.4.1.4 The Financial Bid of the top scoring applicant shall be opened and processed for approval.

6.4.1.5 The Authority may negotiate with the top scoring applicant to improve the financial bid failing which it may negotiate with the second top scoring applicant and so on.

6.4.2 Variant 2: Technical Bidding process with predetermined land price:

6.4.2.1 The Authority may use this Method of Allotment

6.4.2.1.1 Where it intends to allot land/plots for Economic, Social and Infrastructure Development objectives or any combination thereof.

6.4.2.1.2 Where the applicant/bidder is large but not unique.

6.4.2.1.3 Where quality of the Applicant is paramount and there are multiple potential applicants.

6.4.2.1.4 Where the market price for allotment of land for the intended purpose has been discovered / determined in the past 12 months through the process of market study or through previously held tendering processes for such allotment

6.4.2.2 Marketing Booklet: The Marketing Booklet shall in addition to the contents given in these Regulations also include the following:

6.4.2.2.1 The Marketing Booklet in this case shall ask for relevant information from the Applicant regarding the applicant's present strengths in financial terms, technical terms and the ability to carry out the project.

6.4.2.2.2 The Marketing Booklet may also prescribe the minimum eligibility criteria for the allotment of land. For example, financial (e.g., annual turnover of the company) and technical (e.g., past experience of the applicant, number of years in operation and so on).

6.4.2.2.3 The Booklet shall also indicate the developmental goals for the property in terms of numbers of jobs created, total investment, phasing of employment etc.,

6.4.2.2.4 The Booklet shall give details of the Evaluation items, the Score for each and the Weightage.

6.4.2.2.5 The Booklet shall also prescribe the cut-off score.

6.4.2.3 Applications shall be scrutinized on objective criteria as mentioned in the Marketing Booklet. All the applicants shall be listed in the order of merit determined by the score in the evaluation, in each category.

6.4.2.4 A rank order merit list of the top scoring applicants equivalent to the number of plots notified for allotment, if applicable, in each category, shall be prepared.

6.4.2.5 The Authority may then allot plots based on the merit list, where the option to choose a specific plot shall also follow the rank order in the merit list."

AJAY JAIN
PRINCIPAL SECRETARY TO GOVERNMENT (CRDA)